094.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	604,300 / 604,300
					USE VALUE:	604,300 / 604,300
					ASSESSED:	604,300 / 604,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAHNAVARD GHOLAMALI
Owner 2:	SAYOLDIN BAHAR
Owner 3:	
Street 1:	9480 VIRGINIA CENTER BLVD
Street 2:	UNIT 441
Twn/City:	VIENNA
St/Prov:	VA Cntry: Own Occ: N
Postal:	22181 Type:

PREVIOUS OWNER

Owner 1:	SHABAREKH TIMOTHY B/CHARLOTTE -
Owner 2:	-
Street 1:	116 BRAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,250 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Aluminum Exterior and 1161 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5250.000	200,000		404,300	604,300
Total Card	0.121	200,000		404,300	604,300
Total Parcel	0.121	200,000		404,300	604,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.50 | /Parcel: 520.5

Legal Description

User Acct 61186

GIS Ref

GIS Ref

Insp Date 02/19/19

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 094.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,100	0	5,250.	404,300	604,400	604,400	Year End Roll	12/18/2019
2019	101	FV	215,000	0	5,250.	410,000	625,000	625,000	Year End Roll	1/3/2019
2018	101	FV	215,000	0	5,250.	306,100	521,100	521,100	Year End Roll	12/20/2017
2017	101	FV	215,000	0	5,250.	277,200	492,200	492,200	Year End Roll	1/3/2017
2016	101	FV	215,000	0	5,250.	265,700	480,700	480,700	Year End	1/4/2016
2015	101	FV	203,200	0	5,250.	225,200	428,400	428,400	Year End Roll	12/11/2014
2014	101	FV	203,200	0	5,250.	213,700	416,900	416,900	Year End Roll	12/16/2013
2013	101	FV	203,200	0	5,250.	203,300	406,500	406,500		12/13/2012

!7691!

PRINT

Date	Time
12/10/20	22:18:20

LAST REV

Date	Time
10/31/19	08:20:06
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7691

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHABAREKH TIMOT	71792-4	1	10/25/2018		560,000	No	No		Y
MABBOTT TIMOTHY	47901-366		7/31/2006		419,900	No	No		
MARKS DAVID R/E	36298-504		9/3/2002		375,000	No	No		
CHAMBERS VICTOR	25488-506		7/14/1995		171,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2009	800	Manual	3,927					
8/13/2008	922	New Wind	3,104	C				
8/1/2008	860	New Wind	12,564	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2019	Mail Update	JO	Jenny O
2/19/2019	Meas/Inspect	DGM	D Mann
10/23/2018	Inspected	CC	Chris C
9/27/2018	MEAS&NOTICE	BS	Barbara S
3/21/2009	Inspected	197	PATRIOT
1/5/2009	Measured	336	PATRIOT
10/31/2006	MLS	MM	Mary M
12/4/2002	MLS	MM	Mary M
2/2/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61186
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5250		Sq. Ft.	Site		0	70.	1.10	5									404,250						404,300	

Total AC/HA: 0.12052 | Total SF/SM: 5250 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 404,250 | Spl Credit | Total: 404,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	5 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.95705277
Adj $ / SQ:	167.963
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289845
Depreciation:	89852
Depreciated Total:	199993

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1			HB			

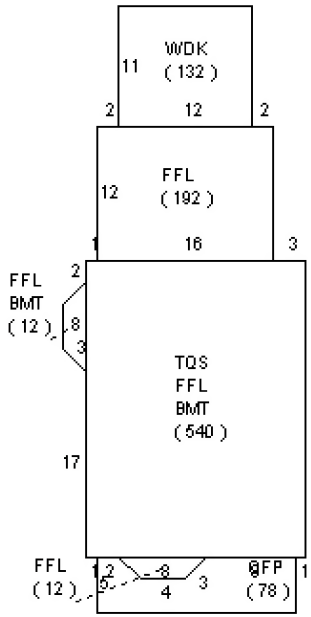
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	756	167.960	126,980
BMT	Basement	552	50.390	27,815
TQS	3/4 Story	405	167.960	68,025
WDK	Deck	132	12.990	1,715
OFP	Open Porch	78	36.040	2,811
Net Sketched Area:		1,923	Total:	227,346
Size Ad	1161	Gross Are	2058	FinArea 1161

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	167.96
Special Features:	0	Val/Su Net:	104.00
Final Total:	200000	Val/Su SzAd	172.27

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 094.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: